

## **Section 17**

### **R-2a RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY DISTRICT**

#### **Sections:**

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- 17.020 Permitted uses.**
- 17.030 Lot area and width.**
- 17.040 Lot coverage and floor area.**
- 17.050 Yards.**
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#### **17.010 Intent.**

The intent of the R-2a residential single-family, medium density district is to provide for economical, single-family residential development of a density consistent with the master plan and in areas that present few or no development problems, and for neighborhood facilities to serve such development while preserving the residential quality and nature of the area.

#### **17.020 Permitted uses.**

Permitted uses in the R-2a district shall be only those uses permitted in an R-2 district and dwelling, single-family manufactured home on permanent foundation (see Section 48).

Amended Resolution 2001-09

#### **17.030 Lot area and width.**

Lot area for any use in the R-2a district shall be not less than six thousand (6,000) square feet, and no lot width shall be less than sixty feet (60').

#### **17.040 Lot coverage and floor area.**

In the R-2a district, no more than forty percent (40%) of the lot area shall be occupied by the principal and accessory buildings. Each dwelling shall have a minimum of eight hundred (800) square feet of floor area.

#### **17.050 Yards.**

Every lot in the R-2a district shall have the following minimum yards:

- Front yard 25 feet
- Rear yard 20 feet
- Side yards 8 feet each side.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

**17.060 Building height.**

Maximum building height in the R-2a district shall be as follows:

- A.** Roof pitch greater than 6:12—thirty-two feet (32’);
- B.** Roof pitch 3:12 or greater but not greater than 6:12—twenty-eight feet (28’); and
- C.** Roof pitch less than 3:12—twenty-four feet (24’).